

# \$539,900 - 13404 102 Avenue, Edmonton

MLS® #E4436084

**\$539,900**

2 Bedroom, 1.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

PRIME CORNER LOT IN GLENORA â€“ LAND VALUE ONLY Exceptional redevelopment opportunity in the prestigious community of Glenora! This massive 50' x 145' (7,250 SQ.FT.) corner lot offers incredible potential for LOT SUBDIVISION & SKINNY SINGLE FAMILY REDEVELOPMENT OR A FULLY CUSTOM BUILT HOME. Ideally located just steps from the future LRT station, and minutes to the University of Alberta, Downtown Edmonton, and the North Saskatchewan River Valley, this location is unbeatable. Enjoy the charm of mature trees and lush foliage, a hallmark of this sought-after neighbourhood known for blending estate-style living with urban convenience. The existing home requires TLC and is being sold AS IS â€“ LAND VALUE ONLY. This lot provides the opportunity to build custom estate home or subdivide into two skinny lots. This is your chance to create something remarkable in one of Edmontonâ€™s most desirable communities. Donâ€™t miss out on this rare Glenora opportunity!

Built in 1942

## Essential Information

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Price \$539,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,169
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13404 102 Avenue
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0N4

### Amenities

Amenities	Hot Water Natural Gas, Infill Property
Parking	Single Garage Attached

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 13th, 2025

Days on Market 77

Zoning Zone 11

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